

CASE STUDY: PIKE/PINE OVERLAY DISTRICT

Created in 1995 to enhance the balance of residential and commercial uses, by encouraging residential development and discouraging large, single-purpose developments.

Context: concern that the recently built and expanding convention center, and the downtown CAP (lowered height and density in downtown Seattle) would attract large commercial development in the Pike/Pine corridor.

The overlay:

- Encourages commercial uses in ground floors on Pike, Pine and Union (east of Broadway). Higher ground floor ceilings permitted.
- Requires residential uses above second story.
- Allows no drive-through businesses.
- Eliminated or minimized parking requirements.

The overlay code is three pages, with few principal elements.

Subsequent overlays have been placed on this district, including station area overlays for Sound Transit, Seattle Central Community College's major institution overlay, and a proposed Capitol Hill Improvement District.

Today, concern in Pike/Pine is focused on neighborhood conservation strategies.